PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140036314 DEEDWARR
Recvd: 05/23/14 11:20 2 pgs
Fees:13.00 Taxes:506.90
20140523-0044696

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT140400077

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(dkm) Title No: 53454
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell N. Johnston 4001 A Burrus Street Nashville, Tennessee 37216	Farmington Mortgage, A Division of Cupstar Bank 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 06111005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,999.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Miguel A. Robes and wife, Elsa Robles,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Russell N. Johnston, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Tract Number 1 on the survey on the northerly parts of Lots Number 18, 19 and 20 on the Map of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 31, 1959, as follows:

BEGINNING at a point in the westerly margin of Burrus Avenue (Woodfin Street) 150 feet northerly from the margin of Maplewood Boulevard; thence westerly 200.0 feet to an iron pin; thence northerly 55.0 feet to the common corner of Tracts Number 1 and 2; thence easterly with the line between Tracts 1 and 2 and 2,200.0 feet to a point in the westerly margin of Burrus Avenue (Woodfin Street); thence southerly with the margin of said Avenue 52.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to Miguel A. Robles and wife, Elsa Robles by deed from Billy Lunsford and wife, Sheila Lunsford, dated June 30, 2005, recorded July 8, 2005 in Instrument No. 20050708-0078963, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, Page 102, said Register's Office.

This is improved property, known as: 4001 A Burrus Street, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2014.

Miguel Robles
Miguel A. Robles

Elsa Robles
Elsa Robles

State of TENNESSEE
County of DAVIDSON

On this 21st day of May, 2014, before me the undersigned authority, personally appeared Miguel A. Robles and Elsa Robles , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $136,999.00

Affiant

Sworn and subscribed before me this the 21st day of May, 2014

Notary Public

My Commission Expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018